

PUD-MF-25 GC-1 ZONING

REQUIRED-

$$\frac{1 \text{ ACRE}}{114 \text{ UNITS}} \times 132 \text{ UNITS} = \underline{\underline{1.16 \text{ OF AN ACRE REQUIRED}}}$$



PROVIDED-

0.25 MILES OF LINEAR PARK

FIRST 0.25 MILES = 1.5 ACRES PROVIDED

[illegible]

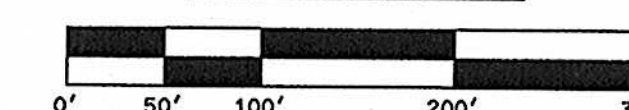
**LEGEND:**

Phase Boundary:   
Zoning Boundary:   
Lot Numbering:  
Phase I 15  
Phase II (15)  
Phase III 15

NOTE: ALL LOTS SHOWN ARE  
BLOCK 3, N.C.B. 16390



SCALE: 1" = 100'



UTILITY PROVIDERS:

WATER - SAN ANTONIO WATER SYSTEM  
SEWER - SAN ANTONIO WATER SYSTEM  
GAS - GREY FOREST  
ELECTRIC - CPS ENERGY  
TELEPHONE - AT&T

ERZD NOTE:

THIS TRACT DOES NOT LIE WITHIN THE  
EDWARDS AQUIFER RECHARGE ZONE.

EXISTING LEGAL DESCRIPTION

LOT 2, BLOCK 3, N.C.B. 16390  
VOLUME 9559, PAGE 197  
23.91 ACRES

OWNER:  
DALE SCHUPARRA, MANAGER  
FAIR PROSPECTS MANAGEMENT, L.L.C.  
GENERAL PARTNER OF  
FAIR PROSPECTS LIMITED PARTNERSHIP  
229 BERKELEY ST., SUITE 301  
BOSTON, MASSACHUSETTS 02116-3734  
TEL. NO. (617) 236 - 1910  
FAX NO. (617) 236 - 1933

ENGINEER:

DAWN M. ROBINSON, P.E.  
MBC & ASSOCIATES, INC.

# 06-019

APPROVED  
PLANNED UNIT DEVELOPMENT

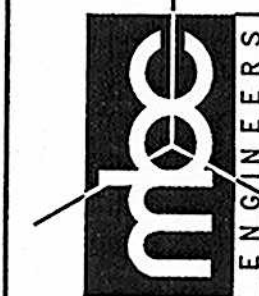
PLANNING COMMISSION  
CITY OF SAN ANTONIO

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary: 6th 21st Date: \_\_\_\_\_

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS

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1035 Central Parkway North, San Antonio, Texas 78232  
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 [www.mcbanglneer.s.com](http://www.mcbanglneer.s.com)



**RIALTO VILLAGE**  
MASTER DEVELOPMENT PLAN/PLANNED UNIT DEVELOPMENT  
MDP # 026-06 PUD # 06-019

[illegible]





**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Dawn Robinson, P.E

**DATE:** 6/27/2007

**Address:** M.B.C. and Assoc., Inc.  
1035 Central Parkway N., Ste. 301  
San Antonio, Texas 78232

**FROM:** Robert L. Lombrano, Panner II

**COPIES TO:** File

**SUBJECT:** # 06-019

**Name:** Rialto Village PUD

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The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development  
Services, COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Robert L.Lombrano @ 207-5014

**Approved with the following Conditions:**

**CONDITIONS:**

**Historic Preservation** states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced

property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hinds at 210-207-7306.

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain shown and buffering (If applicable)
- Significant recharge features and buffering (If applicable)
- Category letter for all site specific plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

For additional information please contact Kirk Nixon at 210-233-3523.

**Parks and Recreation Department** approves with the following conditions:

Rialto Village is a proposed subdivision with 132 multi-family residential units. UDC Section 35-503, Table 503-1 states that multi-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 1.2 acres. This subdivision provides 1.5 credit acres of parkland dedication by providing a minimum 1/4 mile walking trail per UDC Section 35-503(h) *Credit for Park Facilities*.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland*.

- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.

For additional information please contact David Clear at 210-207-9091.